

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 25, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley, of the Salvation Army.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, under the direction of Ms. Kathy Lily.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

THAT the minutes of the Regular Council Meeting of September 18, 1979 (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,

THAT the minutes of the Special Council Meeting (Public Hearing) of September 13, 1979 be adopted after amending Alderman Little's motion at the foot of page 4 to read as follows:

"THAT the Director of Planning be instructed to prepare alternate proposals on a mixed industrial/park development for the City-owned lands to the east and north of the subject property."

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS1. Proposed Stadium Complex

The Council considered the matter of the proposed stadium and received a delegation from the "Downtown Stadium for Vancouver Association". At the same time consideration was given to a memorandum from the Mayor dated September 24, 1979 regarding alternative proposals for the stadium project at the P.N.E.; a Motion by Alderman Harcourt which had been introduced at the last meeting of Council on the withdrawal of support for the Multiplex and the establishment of a special Task Force to examine various locations; and a letter from C.O.P.E. proposing the formation of a study group.

The delegation, comprising Mr. Frank Rigney, Mr. Rand Iredale, Dr. Babicki, Mr. Zlotnik and other members of the Association, spoke in support of a Downtown stadium. A series of slides were shown with commentary, and the delegation discussed such matters as structural viability, traffic patterns, including transportation impact, funding formula and economic benefits to Downtown. Comparisons were also made with other Downtown stadiums in North America.

In concluding its presentation, the delegation indicated it was prepared to commit itself to raise and contribute \$25,000 from the Downtown business community towards the cost of a regional study as to an appropriate location for a new stadium. Mr. Rigney emphasized that his Association is making the offer without condition and that their position on a Downtown stadium would not be allowed to influence whatever study group was appointed.

Following a question period and considerable discussion, Alderman Harcourt presented his Motion as follows:

MOVED by Ald. Harcourt,
THAT

1. Council withdraw support for the Multiplex concept at the P.N.E.
2. Furthermore Council support the establishment of a Provincially appointed Stadium - Exhibit Facility Task Force to report back within ninety (90) days of formation on the viability, costs and benefits, cost sharing and construction timetable for a facility either at Hastings Park, False Creek or any other proposed location in the G.V.R.D.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT the following recommendations as outlined in the Mayor's memorandum dated September 24, 1979 be adopted:

- "1. THAT Council request the P.N.E. to join with the City in bringing forward alternative proposals for a stadium project at the P.N.E.
2. THAT the following options be considered:
 - (a) a stadium which will accommodate all major sport competitions, including baseball and track and field;

cont'd...

DELEGATIONS (Cont'd)Stadium (cont'd)

- (b) a stadium which will not provide for baseball;
- (c) a stadium which will not provide for baseball or track and field.

The reason for the three options is that the cost and configuration of the stadium will vary quite widely with these options.

Each option should include a transit terminal.

- 3. THAT the analysis of these options cover design, economic, and cost factors.
- 4. THAT consideration also be given to alternative locations within the P.N.E. grounds that may avoid the demolition of buildings.
- 5. THAT the Council approve an amount of up to \$10,000 as a contribution to the cost of the design and analysis."

- CARRIED

(Ald. Boyce, Ford, Harcourt, Marzari and Rankin opposed)

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Council recessed at 4:40 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 5:00 p.m. with the same members present.

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CITY MANAGER'S REPORTS

C. MANAGER'S REPORT
(September 21, 1979)

Vancouver Art Gallery -
Summary Report

Council considered a report of the City Manager dated September 21, 1979, dealing with the relocation and financing of the Vancouver Art Gallery.

The Mayor invited comments from the Vancouver Art Gallery Association whereupon Mr. Sheldon Cherry and Mr. Calvert Knudsen addressed Council and explained that some \$4.4 million in voluntary contributions towards the costs of relocating the Art Gallery had been raised from the private sector.

Mr. Knudsen gave details of the funding requested from the Federal and Provincial Governments. The Federal Government's commitment is encouraging and the Provincial Government's request for funding is not quite so, although the Association still has confidence that support will be forthcoming.

cont'd...

CITY MANAGER'S REPORTS (Cont'd)

Vancouver Art Gallery
- Summary Report (cont'd)

On behalf of Council, Mayor Volrich extended congratulations to the citizens' group for their successful campaign.

Following further discussion, it was

MOVED by Ald. Rankin,

THAT Council approve choice A as contained in the City Manager's report.

- CARRIED UNANIMOUSLY

(Ald. Kennedy left the meeting at this point)

COMMUNICATIONS OR PETITIONS

8. Strata Title Conversion Application
1605 - 1615 Maple Street

Council considered a letter from Mr. G.M. Evans, solicitor for the applicant, with respect to the Council action taken on the September 18, 1979 meeting regarding a strata title conversion application at 1605 - 1615 Maple Street.

Mr. Evans questioned the Council's decision to deny the strata title conversion application and asked that it reconsider its decision.

Following discussion on the administration of the application, it was

MOVED by Ald. Rankin,

THAT Council defer the whole matter for one week and the architect for the applicant involved and Mr. Bobiak of the Permits & Licenses Department be present to respond to Council.

- CARRIED

(Ald. Little and Puil opposed)

DELEGATIONS (Cont'd)

2. Downtown Eastside N.I.P.
- Health Clinic

Council considered a report of the City Manager dated September 11, 1979, dealing with the Downtown Eastside Health Clinic. Council had previously agreed to hear Mrs. May Gutteridge of St. James Social Services Society when this report was before Council.

Mrs. Gutteridge referred to a circulated brief and emphasized the need for civic assistance to fulfill the role undertaken by the Society.

cont'd...

DELEGATIONS (Cont'd)Downtown Eastside N.I.P.
- Health Clinic (cont'd)

Council expressed appreciation for the work being carried out by Mrs. Gutteridge.

Following discussion, it was

MOVED by Ald. Rankin,

- A. THAT Council approve the development of a health clinic/residential project at 412 to 420 E. Cordova Street by the Greater Vancouver Housing Corporation, subject to the issuance of a development permit.
- B. THAT Council offer to lease 412, 414, 416 and 420 E. Cordova Street to the Greater Vancouver Housing Corporation for the term of 60 years, the lease to reflect the other terms set out in Appendix 4 of this report and the rent to be \$174,400 prepaid (such rent to be returned to N.I.P. account #840-3604) provided, however, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; but, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services.
- C. THAT Council approve the appropriation of \$330,000 N.I.P. funds (from accounts #840-3604 and #896-9204) toward the capital cost of the clinic. The funds to be paid out to the Greater Vancouver Housing Corporation, \$174,400 on the signing of the lease, and the balance or substantial completion of the project, costs to be shared as follows:
- | | | |
|------------|---------|--------------|
| Federal | (50%) = | \$165,000.00 |
| Provincial | (25%) = | 82,500.00 |
| City | (25%) = | 82,500.00 |
| | | <hr/> |
| | | \$330,000.00 |
| | | ===== |
- D. THAT Council endorse the Goals of the clinic to be used as a guide for the allocation of services and resources, and the development of programs for the Downtown-Eastside health clinic.
- E. THAT Council instruct the Medical Health Officer to report back on the delivery of dental services to Strathcona.
- F. THAT Council endorse the continuing role of the Strathcona/D.T.E.S. Health Facilities Advisory Committee, to advise on health care services and facilities planning in the Downtown-Eastside and Strathcona.
- G. THAT the operating costs of the clinic be fully assumed by the Ministry of Health in accordance with its commitment.

AND FURTHER THAT the St. James Social Services Society's request be referred to the Finance Committee for consideration when it reviews the Supplementary Capital Budget for 1980.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Capital Grant Request -
Boy Scouts of Canada

Council on July 24, 1979, deferred the relevant clause from the Community Services Committee report dated July 12, 1979, to the first Council meeting when all members were present.

Following discussion, it was

MOVED by Ald. Bellamy,

THAT Council approve a capital grant of \$15,000 from the 1979 Supplementary Capital Budget to the Boy Scouts of Canada, Vancouver-Coast Region, for capital improvements to Camp Byng.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)1. The Red Door Rental Aid Society

Council noted a letter dated September 14, 1979 from the Red Door Rental Aid Society commenting on the credibility of the Society.

MOVED by Ald. Gerard,

THAT the letter from The Red Door Rental Aid Society, dated September 14, 1979, be received for information.

- CARRIED UNANIMOUSLY

2. Vancouver's Assistance
re Major Waterfront Fire

Council noted a letter dated September 13, 1979, from the Corporation of the City of New Westminster expressing thanks on behalf of that City to the City of Vancouver for assistance rendered during a recent major fire.

MOVED by Ald. Harcourt,

THAT the letter from the Corporation of the City of New Westminster dated September 13, 1979 be received.

- CARRIED UNANIMOUSLY

3. Stadium: Independent Study Committee

For Council action see page 2.

4. Governmental Review Commission

Council noted a letter from the Committee of Progressive Electors dated September 18, 1979, urging Council to instruct the Governmental Review Commission to report before the end of October 1979 and further, to appear before Council as a delegation.

Following discussion, it was

MOVED by Ald. Puil,

THAT the letter from the Committee of Progressive Electors be received.

- CARRIED

(Ald. Harcourt and Rankin opposed)

cont'd...

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COMMUNICATIONS OR PETITIONS (Cont'd)

5. Carnegie Library -
Request to Rescind Decision on Hours

Council considered a letter from C.O.P.E. dated September 18, 1979 requesting an opportunity to appear and asking Council to rescind its decision on the hours of operation of the Carnegie Centre.

MOVED by Ald. Rankin,
THAT the request to appear before Council be approved.

- LOST

(Ald. Bellamy, Boyce, Gerard, Little, Puil
and the Mayor opposed)

6. Issuance of Vancouver Taxi Licenses

Council considered a letter dated September 21, 1979 from Mr. Edward E. Bowes, Barrister and Solicitor, requesting to appear as a delegation before Council on October 2, 1979. A similar request was also received from Stewart, Siddall & Saunders, Solicitors for Vancouver Taxi-Cab Owners' Association.

MOVED by Ald. Little,
THAT the delegation requests be approved.

- CARRIED UNANIMOUSLY

7. Appointments to the P.N.E.
Board of Directors

Under the legislation, the Vancouver City Council is to appoint its five representatives to the P.N.E. Board of Directors by the end of September in each year.

MOVED by Ald. Gerard,
THAT the following be re-appointed as Directors of the P.N.E. in accordance with the recommendation of the Mayor as contained in his memo of September 24, 1979:

Alderman Bernice Gerard
Alderman ~~Maz~~guerite Ford
Alderman George Puil
Alderman Don Bellamy
Alderman Doug Little

- CARRIED UNANIMOUSLY

8. Strata Title Conversion Application
1605 - 1615 Maple Street

For Council action see page 4.

cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Stadium

For Council action see page 2.

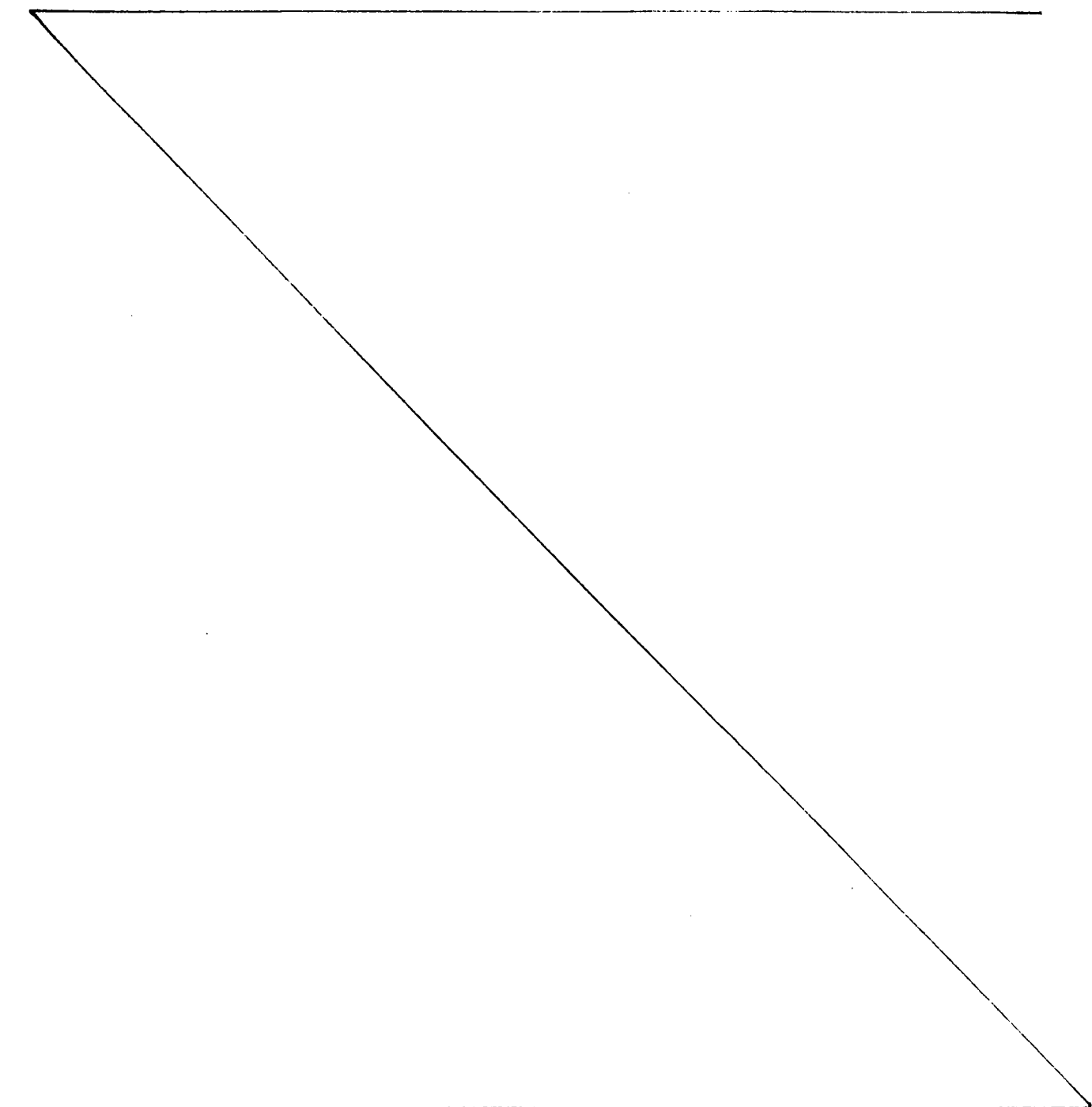
10. Tyne Villa Seniors Housing Project

Council noted a letter dated September 25, 1979 from Mr. Vern H. Delgatty, Architect, requesting to appear as a delegation when the Director of Planning's report on the Tyne Villa Seniors Housing Project is submitted to Council.

MOVED by Ald. Harcourt,

THAT the delegation request of Mr. Vern H. Delgatty be granted.

- CARRIED UNANIMOUSLY



CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 21, 1979

Works & Utility Matters
(September 21, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Sewer Reconstruction in the Lane
South of 14th Avenue from Maple
Street to Arbutus Street
- Cl. 2: 1060 Barclay - Tree Relocation
for Crossing D.P.A. 84041

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 21, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Champlain Heights Sponsor/
Developer Enclaves 8, 9 and 10
- Cl. 2: Champlain Heights - Enclaves 4,
5, 6 and 7

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(September 21, 1979)

City Pound - Decompression
Chamber
(Clause 1)

MOVED by Ald. Rankin,

THAT the report be deferred pending the hearing of a delegation from the Animal Defence and Anti-Vivisection Society of B.C. on all the issues contained in the organization's brief of July 24, 1979.

- CARRIED UNANIMOUSLY

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd.)

Finance Matters
(September 21, 1979)

Request from the Vancouver-Richmond
Association for the Mentally
Retarded for a Community Services
Grant to Cover Rent
(Clause 1)

MOVED by Ald. Marzari,
THAT a grant of \$650 to the Vancouver-Richmond Association
for the Mentally Retarded for rental of the Italian Cultural Centre
facility be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed.)

Property Matters
(September 21, 1979)

Lease Approval - Duggan to
Duggan - 4756 Dunbar Street
(Clause 1)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in
this clause, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(September 19, 1979)

By-Law Fines - Summons Servers

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no matters to be considered in preparation for the
G.V.R.D. Meeting to be held on Wednesday, September 26, 1979.

The Council recessed at 5.55 p.m. to reconvene in the
Council Chamber at 7.30 p.m.

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* * *

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, in Committee of the Whole, with Mayor Volrich in the Chair and the following members

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Little, Marzari, Puil
and Rankin

ABSENT: Alderman Kennealy

CLERK TO THE COUNCIL: R. Henry

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DELEGATIONS (Cont'd)

3. Cassiar and Hastings Intersection

Council, on Tuesday, September 18, 1979, deferred a Manager's Report dated September 12, 1979, on the Cassiar and Hastings intersection to allow delegations to be heard on this matter.

The Manager's Report, together with an accompanying City Engineer's Report dated September 4, 1979, were before Council this day. In his report the City Manager recommended approval of the following recommendations of the City Engineer:

- "A. That the Minister of Highways be thanked for his assistance to date, and be requested to begin discussions on detailed design immediately with a view to completing the Cassiar connection as soon as possible;
- B. That Cambridge overpass and Skeena Street north of Cambridge not be closed;
- C. That physical barriers not be placed across local street ends at Cassiar.

If Council wishes to explore the implementation of short-term measures to eliminate through traffic with prohibitive signing, recognizing the potential short-term nature of the investment, it is further recommended:

- D. That prohibitive signing eliminating through traffic on the local streets (Oxford to Franklin) be installed as soon as capacity improvements can be constructed at Hastings, preferably the lane widening of Cassiar;
- E. That the City Engineer be instructed to discuss with Highways officials how the above temporary changes can be made compatible with the construction arrangements for a permanent improvement;
- F. That the Supervisor of Properties be authorized to negotiate the termination of leases, and acquisition of property where necessary;
- G. That the City Engineer and Supervisor of Properties report back within 2 months on (E) and (F) and the Director of Finance report at the same time on potential source of funds for the required work (approximately \$125,000 plus property costs)."

DELEGATIONS (Cont'd)

Also before Council was a letter dated September 13, 1979, from Sir John Franklin Community School expressing support for the Vancouver Heights Citizens' Committee's recommendation that streets leading east from Cassiar between Second Narrows Bridge and Hastings Street be blocked off.

Council heard representations from the following:

Mr. R.B. Pedersen of Vancouver Heights Citizens' Committee presented copies of a 14-page brief and with the aid of slides gave a lengthy verbal submission providing arguments supporting his committee's recommendations to resolve increasing traffic congestion problems in the vicinity of Hastings and Cassiar.

Mr. Pedersen indicated his committee would not be satisfied with measures proposed by the City Engineering Department to rectify the problem and said that all five streets leading eastward off Cassiar between Second Narrows Bridge and Cassiar should be permanently barricaded. He referred to several letters of support received.

Mr. Pedersen's brief concluded with the following recommendations:

- "i) Physical barriers where Franklin, Pandora, Triumph, Dundas and Oxford intersect with east side of Cassiar Street;
- ii) Physical barrier at eastern end of Cambridge Ramp, with serious consideration given to converting the ramp into a pedestrian overpass, providing safe movement between the neighbourhood and New Brighton Park;
- iii) Barricades on Bridgeway/Skeena, to the satisfaction of Provincial Highways Department re their access requirements."

Vancouver East M.P. Mrs. Margaret Mitchell presented copies of a letter from M.L.A. David Barrett, Leader of the Opposition in the Provincial Government, which stated the Vancouver Heights Citizens' group has his full support. Mrs. Mitchell urged Council to adopt a comprehensive local area planning program in the Hastings/Sunrise area in which a local area planner would be assigned; she suggested Council hold a neighbourhood meeting regarding the Highway 401 to Second Narrows Bridge commuter link and a Boundary Road tunnel under Vancouver Heights to Second Narrows Bridge. She asked that Council approve the recommendations of the Vancouver Heights Citizens' Committee.

Ms. Carole Walker, Chairman of 'Citizens for Rapid Transit', said the Vancouver Heights neighbourhood is experiencing the same problem as other areas of the City where commuters are short-cutting through residential streets, a situation she said points out the need for increased bus service and a start on a rapid transit system.

The City Engineer addressed Council, gave a report reference, and advised that the Provincial Highways Department is seriously considering construction of a \$30.M depressed roadway route for Cassiar between Second Narrows and Hastings Street which would provide a permanent solution to the problem, although it would not be completed for three or four years. He said his recommendations in the Manager's Report would have the same effect as the proposals of the Vancouver Heights Citizens' Committee and added he could not support barricading of the residential streets from Cassiar as this would present serious problems for garbage collection and fire trucks which cannot be turned around on these steep narrow streets.

Deputy Fire Chief Norman Marcus concurred with the City Engineer, saying closure of the streets as proposed by the Citizens' Committee would be detrimental to access and turn-around for Fire Department vehicles.

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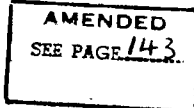
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DELEGATIONS (Cont'd)

MOVED by Ald. Bellamy,

- A. THAT the Minister of Highways be thanked for his assistance to date, and be requested to begin discussions on detailed design immediately with a view to completing the Cassiar connection as soon as possible;
- B. THAT Cambridge overpass and Skeena Street north of Cambridge be closed;
- C. THAT barriers eliminating through traffic on the local streets - Cambridge to Franklin - be installed now and that capacity improvements be constructed on Hastings, preferably the lane widening of Cassiar;
- D. THAT the City Engineer be instructed to discuss with Highways officials how the above changes can be made compatible with the construction arrangements for a permanent improvement;
- E. THAT the Supervisor of Properties be authorized to negotiate the termination of leases, and acquisition of property where necessary;
- F. THAT the City Engineer and Supervisor of Properties report back within two months on (D) and (E) and the Director of Finance report at the same time on potential source of funds for the required work (approximately \$125,000 plus property costs);
- G. THAT barricades be erected on Bridgeway/Skeena to the satisfaction of the Provincial Highways Department in respect of their access requirements; and

THAT the foregoing be monitored by the City Engineering Department for report back to Council.



- CARRIED UNANIMOUSLY

MOVED by Ald. Puil, (in amendment)

THAT barriers eliminating through traffic on the local streets - Oxford to Franklin - be installed.

- LOST

(Alderman Bellamy, Boyce, Ford, Harcourt, Marzari, Rankin and the Mayor opposed.)

The amendment having lost, the Motion by Alderman Bellamy was Put and Carried Unanimously.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,

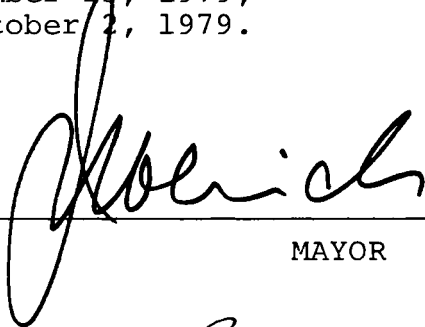
SECONDED by Ald. Boyce,

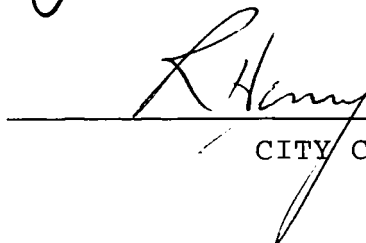
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:00 p.m.

The foregoing are Minutes of the Regular
Council Meeting of September 25, 1979,
adopted by Council on October 2, 1979.


MAYOR


CITY CLERK

10-2-79
10-2-79
10-2-79

DATE September 11, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Downtown Eastside N.I.P. - Health Clinic

CLASSIFICATION: RECOMMENDATION

The Director of Planning and Medical Health Officer report as follows:

"I. PURPOSE

The purpose of this report is to review the progress made on health facilities planning for the Downtown-Eastside, to present the findings of a consultant's report on health status of the Downtown area and to recommend the development of a health clinic/residential project on city-owned land purchased with N.I.P. funds as a site for improved health facilities.

II. BACKGROUND

On September 28, 1976 Council approved the Downtown-Eastside Neighbourhood Improvement Program Concept Plan, which allocated \$200,000 as a top priority to Community Health Facilities.

The intent of this allocation was to secure an improved facility for the Downtown Community Health Society Clinic, which had provided a comprehensive health service to the neighbourhood since 1971, in a building at 373 East Cordova. The number of patients served by the clinic had grown substantially and by mid-1976 the clinic found that it required more space in order to adequately serve the neighbourhood. The building, leased from Catholic Charities on a year to year basis, offered no room for expansion, and Catholic Charities indicated that they would be requiring the use of the clinic space in the near future.

In May 1977, a Health Planning Sub-Committee was formed consisting of members of the Oppenheimer Area Planning Committee, Planning and Health Department staff, and local health care workers. The role of the Sub-Committee was to develop a proposal for a new health clinic. The strategy selected for securing a new clinic was to purchase a suitable site using N.I.P. funds, and to request the Ministry of Health for additional funds for the construction of the clinic.

On August 9, 1977, Council approved the appropriation of N.I.P. funds for the purchase of a site at 412 to 420 Cordova Street. This purchase was made prior to the development of a plan for the clinic, in order to take advantage of the availability of the site, and to utilize the funding before inflation had reduced its value.

On August 29, 1978, Council endorsed the formation of the Strathcona/Downtown-Eastside Health Facilities Advisory Committee whose mandate was to develop a proposal for health care services and a delivery system to serve the Strathcona and Downtown-Eastside communities.

The Advisory Committee met on a bi-weekly basis to discuss perceived health care needs of the area population and preferences for health services and facilities. The Downtown-Eastside preference was for a community-oriented and run clinic, located on a non-residential lot in the D.T.E.S. and offering general medical-dental services and home care, with simple back up laboratory, dispensary and optional services. The Strathcona stated preference was for a small satellite clinic in Strathcona offering primarily dental and some medical services on a part-time basis.

Lacking sufficient information about health characteristics of area residents, the Advisory Committee requested the assistance of a Health Planning consultant to prepare a report on the health status of the area.

III. HEALTH STATUS REPORT

The Report on Health Status of Census Tracts 57, 58 and 59 prepared for the City Health and Planning Departments by Dr. Rita Bakan is available in the City Clerk's Office. The data source most pertinent to the purpose of this study was found in the death certificates for the City of Vancouver, 1977.

The major findings of the Health Status Report are the following:

1. The overall death rate in the Study Area is much higher than that of Vancouver. This is consistent with the much greater proportion of old people living in the Study Area as compared to Vancouver.
2. The much higher rates of premature (before age 75) deaths characteristic of the Study Area indicate that factors other than the age of the population are contributing to the high death rate.
3. The single greatest discrepancy in death rates between the Study Area and Vancouver is the extremely high rate of premature death from respiratory disease in the Study Area. This finding indicates the operation of a cluster of factors such as lack of early medical treatment, malnutrition, poor housing and alcohol abuse. Changes in the design and delivery of health services would reduce these rates to an appreciable degree.
4. Females in the Study Area exhibit rates of premature death from cirrhosis of the liver which are higher than those of Study Area males. In addition, the average age of death of females in the Study Area is very much lower than that of Study Area males. These findings indicate health needs of females in the Study Area are not being met as well as those of males in the Study Area.
5. The rates of death from heart and respiratory diseases, non-motor vehicle accidents, suicide and cirrhosis of the liver, are two to five times the City average rate in Census Tract 58 (Downtown-Eastside) and Census Tract 59 (Downtown), whereas in Census Tract 57 (Strathcona) death rates in these categories are on par with the City average rate.
6. The Study Area population has declined by 26% from 1961 to 1976, with the largest decline (44%) in Census Tract 58 (Downtown-Eastside) and the smallest decline (10%) in Census Tract 57 (Strathcona).

The report concludes with two major recommendations:

1. The current delivery of health services by private practitioners and clinics should be augmented by outreach, home and mobile unit services for more effective identification and treatment of at risk individuals, in order to reduce the numbers of early deaths in the area, from respiratory and other diseases.
2. A study should be undertaken to determine the extent to which women in the area use existing health services and the factors that contribute to women's greater vulnerability to the fatal effects of cirrhosis of the liver. Health services that specifically focus on the health problems of women should be designed for the area.

IV. ANALYSIS

The findings of the Health Status Report, coupled with the experience of health practitioners in the area, indicate a need for the extension and refinement of health services in order to target delivery of services to the at-risk population.

In spite of the declining population trend, the client caseload at the Downtown Community Health Society Clinic, the centre of the health service system in the Downtown-Eastside, has increased from 800 patients a month in 1976 to the current rate of 2,000 patients per month. The clinic currently provides a medical and dental treatment facility, a dispensary service, homemaker services and a low-cost food store in a cramped and poorly designed building. Catholic Charities, the owners of the building, have indicated that they will require the use of the clinic space for a Seamen's Mission by September 1980 (letter attached as Appendix I).

There is general agreement among City staff, the Ministry of Health and the Advisory Committee that a new home should be found for the Clinic, to enable it to continue its treatment work and to develop outreach and preventative health programs.

The Strathcona/D.T.E.S. Health Facilities Advisory Committee has recommended that it continue its role of consulting on health care services and facilities in the Downtown-Eastside and Strathcona. The Director of Planning and the Medical Health Officer concur with this recommendation.

Goals for the proposed clinic, attached as Appendix 2, were prepared by Planning and Health Departments staff, in consultation with Downtown Community Health Society staff. These goals are a general statement of aspiration or intent for the facility, while the program objectives outline organizational and management goals for the operation of the clinic.

V. PROPOSAL FOR A DOWNTOWN-EASTSIDE HEALTH FACILITY

The Greater Vancouver Housing Corporation (GVHC) has proposed developing the City-owned site at 412 - 420 E. Cordova Street, with an 8,000 sq.ft. clinic at ground level and 3 or 4 storeys of residential units consisting primarily of bachelor, with some one bedroom units. The advantages of this proposal include capital cost savings on shared land, building and excavation costs as well as some shared operating costs. Additionally, the 67 proposed housing units would contribute to the target of 100 new units in the Downtown Core, approved by Council on April 10, 1979 while dealing with the First Quarterly Report of the Downtown Housing Implementation Committee.

VI. STRATHCONA HEALTH FACILITIES

The Strathcona residents' request for a small satellite clinic, as a community focus in a residential, recreational complex requires additional study to determine the extent of need for specialized services. Strathcona representatives have stated that Strathcona residents are generally adequately served by their private medical doctors, but their access to dental care is severely restricted because of affordability. This view is supported in part by the Health Status Report, which found that the health status of Strathcona compared favourably with the City average and in some respects was better, as evidenced by the number of Strathcona residents over the age of 90.

Although data on dental disease was not available at the neighbourhood level, on the basis of provincial data which correlates age and income with rates of dental disease, the Health Status Report concludes that the dental care needs of the predominantly elderly, low income population of the area, are not being adequately met. Many Strathcona residents will not use the dental services of the Downtown Community Health Clinic because of their inability to speak English and the perceived barrier of Hastings Street. In this context, a small dental clinic, staffed by bilingual personnel and located in Strathcona may be appropriate.

VII. PROJECT FUNDING

In preliminary discussions with CMHC, the Greater Vancouver Housing Corporation has received an indication of support for their application for funding of the residential portion of the project. To date, \$200,000 N.I.P. funds have been assigned to the proposed clinic in the form of a \$174,400 site purchase for 412 - 420 E. Cordova Street. In view of the magnitude of need for health care services for the area population and the large capital costs (estimated to total \$390,000) required to construct the clinic portion, it is appropriate to allocate the \$200,000 health facility N.I.P. funds, plus the as yet unallocated \$130,000 Social/Recreational N.I.P. funds to the clinic portion, for a total N.I.P. contribution of \$330,000. The final date for payment of N.I.P. claims in the Downtown-Eastside is March 1980. Since the estimated time for completion of construction of the project is January 1981, the Province has agreed to extend payments beyond the March 1980 date, provided that a substantial start has been made to the project.

The Ministry of Health has agreed to contribute the remaining capital funds necessary to the construction of the clinic portion in the form of a monthly rental to the GVHC. Funding for the operating costs of the clinic will be provided by the Ministry of Health through the City Health Department.

It is proposed that the site, 412 to 420 E. Cordova Street, be leased to the G.V.H.C. for 60 years for a rent of \$174,400. In view of the nature of the clinic operation, the lease will not require payment of taxes on the clinic portion. Upon signature of the lease to the satisfaction of the City and G.V.H.C., it is recommended that \$330,000 N.I.P. funds be assigned to the G.V.H.C., as a capital grant to be paid out in installments following normal procedures.

Victory Hotel Request for N.I.P. Funding

The St. James Social Service Society, operators of the City-owned Victory Hotel, have requested the \$130,000 Social/Recreational unallocated N.I.P. funds, to renovate the ground floor retail space for a cafeteria and meeting rooms. (See Appendix 3; a delegation request on this matter has been submitted.) The Civic Buildings Department has estimated that the \$130,000 N.I.P. funds would be approximately \$100,000 short of the required funds necessary for the renovation. While the proposed cafeteria and meeting rooms would be open to the public, a requirement of N.I.P. funding, they would nevertheless serve primarily the residents of the Victory Hotel, and would duplicate similar services presently available in the community. For the above reasons, the renovation of the ground floor of the Victory Hotel may not be the most appropriate use of the N.I.P. funds. Given the limited N.I.P. funds available, and the high priority placed on improved health facilities by the community, it is more appropriate to allocate the \$130,000 N.I.P. funds to the clinic portion of the project.

VIII. CONCLUSIONS

Downtown-Eastside residents, health practitioners, and Council in the adoption of the Concept Plan, have assigned a high priority to the improvement of health care services and facilities in the neighbourhood. In addition, health characteristics of the area population indicate the need for the extension and targeting of health services to at-risk individuals. An opportunity now exists to develop a clinic/residential project on the city-owned site at 412 - 420 E. Cordova Street, which would meet the twin neighbourhood goals of providing improved health facilities and improved housing. There is also an urgency to take this opportunity before the final N.I.P. claim date of March 1980 and the Downtown Community Health Society lease expiry date of September 1980.

It is proposed that the clinic portion of the project be funded by a \$330,000 N.I.P. allocation to the GVHC following the signing of a lease with the City, plus the Ministry of Health contribution of the remaining capital costs in the form of a monthly rental to the GVHC. The Canada Mortgage & Housing Corporation have indicated an interest in funding the residential portion of the project, estimated to consist of 45 bachelor and 22 one-bedroom units.

The Goals and Program Objectives for the health clinic are proposed to guide the allocation of services, programs and resources of the clinic.

The Strathcona request for a satellite dental clinic merits further investigation to determine the means and funding required to deliver the service.

C.M.H.C. and the Province have concurred with this proposal. The Oppenheimer Area Planning Committee has endorsed the allocation of a total of \$330,000 N.I.P. funds, to the health clinic and recommend approval of the joint health clinic/housing project.

IX. RECOMMENDATIONS

The Director of Planning and Medical Health Officer RECOMMEND:

- A. THAT Council approve the development of a health clinic/residential project at 412 to 420 E. Cordova Street by the Greater Vancouver Housing Corporation, subject to the issuance of a development permit.
- B. THAT Council offer to lease 412, 414, 416 and 420 E. Cordova Street to the Greater Vancouver Housing Corporation for the term of 60 years, the lease to reflect the other terms set out in Appendix 4 of this report and the rent to be \$174,400 prepaid (such rent to be returned to N.I.P. account #840-3604) provided, however, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; but, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services.
- C. THAT Council approve the appropriation of \$330,000 N.I.P. funds (from accounts #840-3604 and #896-9204) toward the capital cost of the clinic. The funds to be paid out to the Greater Vancouver Housing Corporation, \$174,400 on the signing of the lease, and the balance on substantial completion of the project, costs to be shared as follows:

Federal	(50%)	=	\$165,000.00
Provincial	(25%)	=	82,500.00
City	(25%)	=	<u>82,500.00</u>

\$330 000.00.

=====

- D. THAT Council endorse the Goals of the clinic to be used as a guide for the allocation of services and resources, and the development of programs for the Downtown-Eastside health clinic.
- E. THAT Council instruct the Medical Health Officer to report back on the delivery of dental services to Strathcona.
- F. THAT Council endorse the continuing role of the Strathcona/D.T.E.S. Health Facilities Advisory Committee, to advise on health care services and facilities planning in the Downtown-Eastside and Strathcona.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 116, 117

WORKS AND UTILITY MATTERSRECOMMENDATIONS

1. Sewer Reconstruction in the Lane South of
14th Avenue from Maple Street to Arbutus Street

The City Engineer reports as follows:

"Sewer reconstruction is required in the lane south of 14th Avenue from Maple Street to Arbutus Street at an estimated cost of \$39 000.

This installation is to replace an old sewer (constructed 1912) which has deteriorated and has inadequate carrying capacity. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

I recommend that \$39 000 be appropriated from Account Number 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. 1060 Barclay - Tree Relocation for Crossing
D.P.A. 84041

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard) such be referred to Council for consideration'.

A new 56 unit apartment has been proposed which will require a sidewalk crossing on the south side of Barclay Street. A tree is located within the area of the proposed crossing. Because of the topographical features of the site it is not practical to change the crossing location and it is therefore necessary to relocate the tree.

The Parks Board has inspected the tree and has advised that it will undertake the relocation at the developer's expense. The developer has been advised and has agreed to bear these expenses as a condition of the crossing approval."

The City Manager RECOMMENDS approval of the proposed tree relocation.

Manager's Report, September 21, 1979 . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights Sponsor/Developer
Enclaves 8, 9 and 10

The Assistant Project Manager reports as follows:

"Enclaves 8, 9 and 10 have been designated for non-market housing; all with a proposed maximum density of 14 units to the acre. Enclave 8 is 4.37 acres in size and could therefore accommodate up to a maximum of 61 units: Enclave 9, 1.81 acres for a maximum of 25 units and Enclave 10, 2.6 acres to accommodate 36 units: in all a total of 8.78 acres to accommodate a maximum of 122 units.

May 1st 1979, when reviewing a report titled "Marketing Phase 2", Council authorized the Project Manager to seek out suitable sponsors for a co-operative housing development in Enclaves 8, 9 and 10.

Co-ops have proved to be a popular housing alternative for families in the South-east sector. Kanata and DeCosmos Village, constructed in the late sixties/early seventies, are both fully occupied and have waiting lists.

One family co-op 'La Petite Maison' has been developed in Areas E and F to date. It has been fully occupied from the date it opened in January 1979 and also has a waiting list. Columbia Housing Advisory Association were appointed by Council on the recommendation of the Champlain Heights Development Group to act as sponsors for 'La Petite Maison' and to co-ordinate the development. Our experience in working with this group has been very positive.

Columbia Housing Advisory Association has a proven track record in the development of co-op housing and have approached the Development Group with a view to developing more co-op housing in Areas E and F of Champlain Heights.

In view of their experience and in view of the fact that Columbia has a waiting list of families and seniors anxious to live in Champlain Heights, we suggested that Columbia participate in developing enclaves 8, 9 and 10.

In a letter to the Champlain Heights Development Group (attached as Appendix 1), Columbia Housing ask to be named as sponsor in order to develop a 120 unit housing co-op on enclaves 8, 9 and 10, primarily for families but with some units for families with a handicapped member(s) and approximately one third of the units for seniors.

In view of the foregoing, the Assistant Project Manager recommends:

- A. Enclaves 8, 9 and 10 be allocated to Columbia Housing as the sponsor/developer of 120 units. Detailed conditions of development to be as approved by resolution of Council December 12th, 1978.
- B. This appointment being subject to the City and the senior levels of government agreeing to satisfactory terms for the land lease. Following these discussions, the Champlain Heights Development Group and City staff will submit a report for Council's consideration, detailing terms and conditions of the lease."

The City Manager RECOMMENDS that the foregoing recommendations of the Assistant Project Manager be approved.

2. Champlain Heights - Enclaves 4, 5, 6 and 7

The Champlain Heights Project Manager reports as follows:

"June 12th 1979, Council accepted the tenders from United Properties for the above four enclaves.

The purpose of this report is to recommend amalgamation of the four enclaves and to add the mortgage lender to the ground lease.

When the Phase II enclaves were re-designed, an effort was made to create somewhat smaller parcels in order to provide opportunities for a wider range of builders and to reduce the size of some of the larger enclaves. Our experience in Phase I indicated that developments with over one hundred units tended to be difficult undertakings for all but a few builders.

When bids were received for enclaves 4, 5, 6 and 7, United Properties was the high bidder in all cases. United Properties has had experience in Champlain Heights with a successful 42 unit development in Enclave 3. United Properties has advised us that it is their intention to undertake servicing and construction in enclaves 4, 5, 6 and 7, as one project. To them, and for that matter to the City, four separate enclaves are not necessary and in fact create additional unnecessary work. In order to simplify the procedures (one ground lease rather than four etc.) we have been asked to amalgamate these enclaves. All conditions of development such as density, site coverage, floor space ratio etc. will remain consistent as will the ground lease values.

United Properties has also requested permission to joint venture this project with their financial underwriter, Imbrook Properties Ltd. A similar procedure was proposed in their earlier development and the City concurred with the request. Our position under such circumstances is not prejudiced.

In view of the foregoing, the Project Manager recommends:

- A. THAT enclaves 4, 5, 6 and 7 be dealt with as one parcel.
All lease terms and conditions and all development guidelines will remain consistent with the terms presented in the tender call.
- B. THAT Council approve joining Imbrook Properties Limited, 500, 330 Bay Street, Toronto, Ontario, as tenants in common on the ground lease together with United Properties."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

MANAGER'S REPORT, September 21, 1979 (CLAIMS: A-5 - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. City Pound - Decompression Chamber

On July 24, 1979, City Council heard a delegation from the Animal Defence & Anti-Vivisection Society of B. C. regarding the City Pound, and passed the following resolution:

"THAT the Director of Permits and Licenses report to Council on the use by the City Pound of the high altitude decompression chamber and whether authority could be obtained for staff of the City Pound to give lethal injections to animals when a veterinarian is not available."

The Director of Permits and Licenses reports as follows:

"In December, 1974, when City Council approved a recommendation that a Veterinarian be employed part-time to euthanize animals at the Pound, it was pointed out that the procedure does require that the chemical be administered by a veterinarian. This has been reconfirmed with Dr. Lindsay of the B. C. Veterinary Medical Society who advises that the drug used is restricted under the Food & Drug Act and therefore cannot be obtained, kept or administered by a lay person. The Animal Defence & Anti-Vivisection Society also agree that only a veterinarian should administer lethal injections to animals. (See attached letter).

The high altitude decompression chamber at the Pound has only been used in emergency cases such as for critically injured animals or where an owner requests to have his animal put down immediately. Putting animals down is not a pleasant task and the Pound staff would be only too pleased to have the chamber removed. However, there are occasions where the Pound comes in possession of a dog which is injured or is beyond help, in a such case, Section 7 of the Pound By-law allows the Poundkeeper to destroy the dog when in his opinion it would be an act of humanity. For cases as this, the chamber should be retained since the veterinarian employed by the City is at the Pound on an 'as needed' basis. With reference to owners wishing to have their dog destroyed, they should be asked to leave the animal until the veterinarian is available or take it to another veterinarian of their choice or S.P.C.A.

RECOMMENDATION

The Director of Permits and Licenses recommends:

- 1) that the decompression chamber be kept for use by the Poundkeeper on the conditions described in Section 7 of the Pound By-law for humane reasons only, and
- 2) that for all other cases, injections, for the putting down of animals be continued as present and administered only by a qualified veterinarian."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FINANCE MATTERS

CONSIDERATION

1. Request from the Vancouver-Richmond Association for the Mentally Retarded for a Community Services Grant to Cover Rent

The Director of Social Planning reports as follows:

"A letter has been received by the Mayor from the Executive Director of the Vancouver-Richmond Association for the Mentally Retarded seeking the Mayor and the City's assistance in hosting the 1979 National Conference of the Canadian Association for the Mentally Retarded in Vancouver, October 24th to 27th, 1979. In summary, the Association requested that:

- 1) the Mayor attend the opening session of the Conference and extend a greeting to delegates on behalf of the City of Vancouver;
- 2) the Mayor write a letter of welcome to the delegates to be included in the Conference Registration Kit; and
- 3) the City provide a grant to the Vancouver-Richmond Association for the Mentally Retarded to cover the rental costs of \$1,125 for the Italian Cultural Centre for the evening of Thursday, October 25th.

This will be a national conference attended by 750 delegates from all across the country. The cause which these delegates support is both important and admirable. It would seem appropriate for the City to provide a grant of a reasonable amount to the Association to cover the rental cost of the Italian Cultural Centre at which the locally sponsored social event of the Conference, an Oktoberfest, is to be held.

Inquiries were undertaken by Social Planning staff which resulted in the following information:

The rental period for the Centre is from 7:00 p.m. to 1:00 a.m.
The breakdown of the \$1,125 is as follows:

Main Hall	\$ 700
Surcharge of \$1.50 x 250 people	375
Use of the kitchen	50
	<hr/>
	\$1,125

The Hall Manager of the Italian Cultural Centre, Mr. Gino Padularosa, was contacted by Social Planning staff to discuss the rental cost, and agreed to offer rental of the Hall to the Association at a flat rate of \$650.

RECOMMENDATION

The Director of Social Planning recommends that Vancouver City Council approve a grant of \$650 to the Vancouver-Richmond Association for the Mentally Retarded to cover the rental cost of the Main Hall at the Italian Cultural Centre for the evening of October 25th, 1979.

The Assistant Comptroller of Budgets advises that this grant falls within the "Community Services Grant" category but as there is no unallocated balance remaining in the Community Services Grants category, the source of funding, if approved, will be Contingency Reserve."

The City Manager submits for Council's CONSIDERATION a grant of \$650 to the Vancouver-Richmond Association for the Mentally Retarded for rental of the Italian Cultural Centre facility.

PROPERTY MATTERS

RECOMMENDATION

- 1. Lease Approval
Duggan to Duggan
4756 Dunbar Street

The Director of Legal Services reports as follows:

"A request has been received to obtain Council's approval of a 15 year lease of 19/20 interest of Lot 5, Blk. 1 of Blk. 54, D.L. 2027. (Council's approval is needed pursuant to the Residential Tenancies Act.)

In May, 1975, Vincent Arnold Duggan, who is the father of Gerald Vincent Duggan, was considering the transfer of his residence at 4756 Dunbar Street, Vancouver, to his son as a gift, but wished to be secured in occupancy thereof for a period of fifteen years. He decided to retain a fractional interest (1/20) and to take from his son and his wife a 15-year lease at \$1.00 per year.

As this appears to be purely a family matter, I recommend that the lease be approved. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 122

B

MANAGER'S REPORT

DATE: September 19, 1979

TO: Vancouver City Council

SUBJECT: By-Law Fines - Summons Servers

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"History

On July 1, 1976, the Provincial Government transferred the responsibility of collecting fines for Municipal by-law infractions resulting from issuance of tickets to the City. City Council approved the formation of the By-Law Fines Collections Branch, and operation commenced on September 14, 1976 to handle parking meter tickets only.

On April 4, 1977, City Council approved expansion of the branch to include collection of parking violation notices (fire hydrants, etc.) issued by the City of Vancouver Police Force. Further, in February 1978 By-law moving offence collections became part of the responsibility of the By-Law Fines Branch.

As part of the overall collections program, one of the functions is to issue summonses. The summonses are prepared and turned over to the Provincial Courts for follow-up and completion of the judicial process.

Recently it was brought to the public's attention the fact that the Sheriffs' department is unable to serve all summonses to parking violators, because of the heavy workload in the courts. Consequently, the overall enforcement program has suffered to the point where revenue due to the City is decreasing. Officials of the Provincial Court have advised that the sheriffs who serve the summonses have other duties such as court duty, etc. and that these areas are requiring more and more attention with the resultant decrease in priority to the City's areas of concern. City officials have met with officials of the Provincial Courts and the Sheriff's Office. The Provincial officials are entirely sympathetic to the problems that have been created and are willing to co-operate with the City in finding a solution. However, the Province has advised that no additional staff can be added to meet our concern. It should be noted that the City receives the revenue from all the fines whether they are collected by the City or the Province. This report recommends that the City of Vancouver take over the duties of serving traffic court summonses on parking and moving offence violators.

These are the statistics of the first eight months of 1979: 198,889 Parking and Meter tickets were issued, of which 24,116 went to summons for non-payment. However, the number of summonses issued each month has steadily increased to an average of approximately 4,500 per month. Mailing of the first summons results in payment of approximately 2,000, leaving 2,500 to be served in person each month. Of these the Provincial sheriffs at present serve only 50 to 100 personal summonses, concentrating on the most flagrant repeat offenders.

Thus about 8% of all tickets are left unpaid. We believe most of these are due to a very small number of offenders who habitually ignore all tickets.

Although the percentage of offenders is small, the City can not afford to ignore them. If we ignored them, this will become public knowledge and parking tickets would be widely disregarded. The problem is not so much the loss to the City of revenues, as the loss to all citizens of short term parking spaces and the problem this would create for downtown businesses.

Proposed Solution

Two improvements are suggested to deal with this problem. The first is already underway. With the co-operation of the Provincial Courts, a procedure is being developed so that when summonses are printed by the computer, the number of outstanding summonses pertaining to the same automobile is automatically noted.

The second involves the hiring of two summons officers exclusively to serve summonses in person, at an estimated annual cost of \$39,000 as follows: the positions to be initially temporary for six months, pending a review by the Director of Finance at that time, as to the effect of the enforcement program with continuance subject to approval by the City Manager.

It is estimated that the two officers could serve about 800 summonses per month. At first, this will cope with only a fraction of offenders, including the worst repeaters. However, we expect that this procedure will soon result in more tickets and mail summonses being paid at an earlier stage, thus reducing the need for personal summonses. Eventually, we hope that virtually all offenders will have to pay up, and habitual offenders will find it uneconomical to hog short-term parking spaces.

Provincial officials do not expect that the new procedure will cause significant crowding of the Provincial Courts. Their experience is that once people are served with a personal summons or, ultimately, a bench warrant, the vast majority pay up rather than appear in Court.

<u>Cost estimate</u>	<u>Annual</u>	<u>1979 3 Months</u>
Salaries - 2 servers	\$26,400	\$6,600
Fringe Benefits	3,300	800
Uniforms and Supplies	500	300
Automobile lease costs - 2	6,300	1,600
Operating Expenses	2,500	600
	<u>\$39,000</u>	<u>\$9,900</u>

Anticipated revenue that will be generated by the stricter enforcement is estimated to be between \$4,000 and \$5,000 per month, or between \$48,000 and \$60,000 per year. This will more than offset the increase in cost for enforcement.

It is also necessary that the Summons Officers be appointed Peace Officers by the Provincial Government, to legally carry out their functions.

Recommendation

In order to proceed with the enforcement program of summonses, the Director of Finance recommends that:

- (A) Two positions of Summons Officers be created in the Finance Department's Revenue and Treasury Division, By-Law Fines Collections Branch, subject to the classification by the Director of Personnel Services at an estimated cost of \$7,400 for 1979.
- (B) An amount of \$2,500 be provided in the 1979 budget for the leasing of 2 compact automobiles, operating supplies and uniforms.
- (C) That the necessary funds for 1979 be provided from Contingency Reserve, and that the revenue estimates be adjusted accordingly.
- (D) The Province be requested to establish the Summons Officers as Peace Officers.

The Vancouver Municipal and Regional Employees' Union has received a copy of this report."

The City Manager notes that the measures proposed here are self-financing and are necessary in order to maintain the credibility of parking tickets, and in order to preserve short term parking spaces.

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

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MANAGER'S REPORT

September 21, 1979

TO: Vancouver City Council

SUBJECT: VANCOUVER ART GALLERY - SUMMARY REPORT

CLASSIFICATION: CONSIDERATION

The Director of Civic Buildings reports as follows:

"In 1978 it was estimated that renovations to the old Provincial Court House to accommodate the Vancouver Art Gallery could be accomplished for approximately \$13.1 million.

Council approved the appointment of a contractor to work with the Architects to confirm the feasibility of a \$9.0 million construction cost. This has been carried out and the contractor confirms a guaranteed maximum upset price of \$10,127,828 for construction as of May 1, 1979. This is equivalent to \$9.43 million in 1978 dollars.

The \$430,000 cost difference is explainable and it is considered that the contractor has met his obligations under his contract and should be paid his first fee.

Negotiations with the Architect have resulted in a flat fee offer to complete the project which is considered acceptable. It is recommended a contract be entered into on this negotiated basis.

The project costs which have been placed before the public at various times can be summarized as follows:

<u>ITEM</u>	<u>March 1978 Report to Council</u>	<u>Mayor's Letter to Province</u>	<u>Art Gallery Publication</u>	<u>Cost Estimates May 1979</u>
Construction	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$10,127,828
Contingency	1,000,000	1,000,000	1,000,000	-
Fees	1,000,000	1,000,000	1,000,000	1,283,000
Inflation	-	1,000,000	1,000,000	
Furnishings	-	1,100,000	1,100,000	1,100,000 (est.)
Land Rental	-	-	2,500,000	-
Construction Bridge Financing	-	-	500,000	-
Landscaping, Utilities, etc.	-	-	-	500,000 (est.)
	<u>\$11,000,000</u>	<u>\$13,100,000</u>	<u>\$16,100,000</u>	<u>\$13,010,828</u>

FUNDING

Renovation Funds	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000	\$ 2,600,000
Proceeds of Sale of present Art Gallery site	2,000,000	2,000,000	2,000,000	2,000,000
Federal Government	3,500,000*	4,500,000*	4,500,000*	4,500,000*
B.C. Government	1,500,000*	2,000,000*	2,000,000*	2,000,000*
Grant of Court House Site	-	-	2,500,000	-
Private Sector	1,500,000**	2,000,000**	2,500,000**	2,000,000**
	<u>\$11,100,000</u>	<u>\$13,100,000</u>	<u>\$16,100,000</u>	<u>\$13,100,000</u>

* The senior levels of government have not yet committed themselves to funding

** The actual amount raised is \$4,000,000 (approximate).

Since the May 1979 construction cost is subject to inflation, the length of time involved in completing the project will affect the final price of the renovations.

The effects of entering into a year long design phase followed by two years of construction would result in an escalation of \$3.2 million.

It would be possible to condense the design and building schedule so that some aspects are performed concurrently, and accelerate the construction phase to occupy eighteen months. This would effect a cost saving of \$1.7 million in construction inflation cost and is the course of action recommended.

It is recommended that a four month initial design phase be undertaken. During this time, some of the minor costs, which are presently estimates only, will also be finalized. Furthermore, it is hoped that in that time the lease of the building and site can be negotiated, and the funding sources can be confirmed. Following this phase, a report will be made to Council and a final decision will be requested on whether to proceed into actual renovations.

It is, therefore, recommended as follows:

1. That the Contractors' obligations to the initial costing and assistance period be considered discharged and they be paid 25% of fee 'A', i.e. \$16,250 from the amount already appropriated.
2. That the Director of Legal Services be requested to conclude an agreement with Arthur Erickson, Architects, at the offered flat fee for the project with suitable provisions to pro-rate the fee in the case of project abandonment to the satisfaction of the Director of Legal Services.
3. That the Architects and Contractor be instructed to develop sufficient working drawings to commence the maximum possible construction before May 1980.
4. That the sum of \$260,250 be appropriated from the \$2.6 million set aside by Council from the Downtown Improvement Reserve for the Art Gallery to cover necessary fees. The balance of fees required to be reported before construction starts.
5. That the Director of Civic Buildings report back in approximately four months outlining progress on lease negotiations, funding and work presently estimated only, and the possibility of a start on actual construction."

The City Manager comments as follows:

Council will be aware of the public announcement of the success of the private fund-raising drive, which is expected to contribute \$4,000,000 towards the project. Together with the City's commitment of \$4,600,000, this produces a total of \$8,600,000 -- which is very far short of even the minimum estimate of \$14,140,000 contained in this report.

The Mayor will report verbally on the prospects of senior government funding, but at this time, there are no firm commitments.

In view of the above, Council has three choices:

- A) To proceed with the detailed design.

In that case, Council should approve Recommendations 1 to 5.

Penalty: If the project has to be aborted in 4 months' time because the total funding is not available, the City will have lost an additional \$260,000.

- B) To defer any decision until the total funding is secured.

In that case, Council should defer decision on Recommendations 1 to 5, and request a report back within 4 months on funding and lease negotiations. They should also extend the option to the Art Gallery to January 31, 1980.

Penalty: If the project then proceeds 4 months later, there will be an increase of costs due to inflation (partially offset by interest earned on funds available and by reduced need for bridge financing). This, together with security and other costs for the empty building, is estimated at about \$¼ million.

- C) To abandon the Art Gallery project and ask the City Manager to report on alternate public uses.

The City Manager submits for Council's CONSIDERATION the choice between A, B and C.

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